

Law Offices Of
MILLER, MILLER & CANBY
MM&C
CLIENT FOCUSED. RESULTS DRIVEN.

200-B MONROE STREET, ROCKVILLE, MARYLAND 20850 P: 301.762.5212 F: 301.762.6044 WWW.MILLERMILLERCANBY.COM

All attorneys admitted in Maryland and where indicated.

JAMES L. THOMPSON
LEWIS R. SCHUMANN
JODY S. KLINE
JOSEPH P. SUNTUM
ROBERT E. GOUGH

DONNA E. MCBRIDE (DC)
SEAN P. HUGHES (DC)
CATHY G. BORTEN (DC, VA)
MICHAEL G. CAMPBELL (DC, VA)
SOO LEE-CHO (CA)

DAVID A. LUCAS (DC)
DIANE E. FEUERHERD
CHRISTOPHER L. YOUNG (VA)
CALLIE CARNEMARK (VA)
JAMES T. ROTH (DC)

JSKLINE@MMCANBY.COM

June 18, 2020

Montgomery County Board of Appeals
Stella B. Werner Council Office Building
100 Maryland Avenue
Rockville, MD 20850

Re: Special Exception No. S-257-A,
Petition of Society of American Foresters;
Request for Transfer

Dear Mr. Pentecost and Members of the Board of Appeals,

Special Exception No. 2-257 was originally approved on November 21, 1973 for Renewable Natural Resources Foundation ("RNRF") granting to that organization a special exception for a Scientific Society Headquarters. On August 16, 1978, the Board amended Special Exception No. S-257 and changed the use category of the approved special exception to an eleemosynary and philanthropic institution because the County Council had eliminated "Scientific Society Headquarters" as a special exception use. The Board most recently (July 18, 2013) considered an amendment of Case No. S-273-A to amend and reduce the area of the special exception from 35.4 to 10.11 acres so that surplus land covered by the special exception could be sold and developed as residential dwelling units. At that time, the Board also considered a request from RNRF to transfer the special exception to the Society of American Foresters ("SAF"). SAF is an organization affiliated with RNRF and is presently the occupant of the Grosvenor Mansion and related improvements located within the remaining special exception area. A summary of the Board's various actions related to Case No. S-257 over the past 47 years is attached for your information.

I am writing on behalf of Hope Connections, Inc. On April 13, Hope Connections settled on the 10.11 acres of land covered by Special Exception No. S-257 and hopes to relocate from its current location at 9650 Rockville Pike in the Beaumont House on the campus of the Federation

of American Societies for Experimental Biology which is subject itself to a special exception for a private educational institution (Case No. S-862). Hope Connections wishes to make the remarkable Grosvenor Mansion facilities the new home for its charitable programs for cancer victims.

As you may already know, Hope Connections for Cancer Support is a non-profit 501(c)(3) charitable organization that provides a wide range of services for people with cancer and for caregivers to cancer victims. Hope Connections organizes support groups to give interested persons the opportunity to explore ways of coping with the stress of cancer diagnosis and treatment. Hope also provides educational diagnosis and treatment. Hope offers “mind/body” wellness classes and provides social opportunities for sharing of information and reflection. The Grosvenor Mansion buildings and setting are ideal for Hope Connections’ programs. Therefore, the purpose of this letter is to request that the Board grant a transfer of Special Exception No. S-257 from the Society of American Foresters to Hope Connections, Inc. In support of that request, Hope offers the following information:

1. Consent to Transfer. Attached is a letter from the current special exception holder, the Society of American Foresters, consenting to the transfer of Special Exception No. S-257 to Hope Connections, Inc.

2. Confirmation that Hope Connections will abide by the terms and conditions of Special Exception No. S-0257. Hope Connections has reviewed all of the special exception opinions covering the property that it now owns. It notes that Condition #6 in the Board’s most recent review and action on the special exception states:

“6. No more than 35 full time employees and up to 15 part time employees may use the office space contained in the Mansion and garage, with no more than 50 office employees working in these facilities at any one time.”

Hope Connections presently has ten (10) full time staff. It also has part-time staff and volunteers but there is never more than five (5) to ten (10) part time and volunteer staffers on site at any given time. Staff’s principal function will be to lead counseling, wellness or educational classes. The size of these groups are such that there will never be more than fifty (50) people in the Mansion and the carriage house at the same time so Hope Connections will operate at an activity level equal to, or probably less than, the Board of Appeals has already authorized for this property.

3. Confirmation that Hope Connections has familiarity with special exception conditions and is willing to abide by those conditions. Not only is Hope Connection familiar with the conditions under which the Grosvenor Manor and buildings must be operated but it understands the need for adherence to those conditions. As mentioned previously, Hope Connections is presently a tenant on the FASEB property at 9650 Rockville Pike and presently operates under the terms and conditions of the Special Exception covering that property (Case

No. S-862). Hope Connections is, therefore, familiar with and comfortable operating within the regulatory framework of a special exception.

In summary, Hope Connections requests that the Board of Appeals transfer Special Exception No. S-257-A to itself as new owners of the property, with the consent of the previous special exception holder. In support of this request are included a) a current list of adjacent and confronting property owners and b) a filing fee check from Hope Connections.

Hope Connections, Inc. looks forward to appearing before the Board of Appeals when you consider this request.

Sincerely Yours,

MILLER, MILLER & CANBY

A handwritten signature in black ink that reads "JODY KLINE". The signature is written in a bold, slightly stylized font with a horizontal line above the first part of the name.

Jody S. Kline

JSK:sda

Attachments

cc: Mary McCusker
Gary Altman, Esq.